

Citizens Offer Funding Requests at Community Preservation Hearing

The town's Community Preservation Committee got its wish and a wish list last week when 40 residents turned out at a hearing to present ideas on ways the town can spend an estimated \$1.6 million in available funds.

Among the suggestions: playgrounds, affordable housing, ball fields, restoration of Tarkiln Community Center, another Habitat for Humanity site, national register status for the John Alden Museum property, and aquifer and wetland protection.

About 40 people gathered at the Merry Room of the library October 25 as CPC Chairman

Ed McGlinchey and his committee welcomed ideas and fielded questions about the Community Preservation Act and application opportunities for the funds.

"We were pleased with the turnout and ideas for specific projects and suggestions including one to inventory land parcels and historic properties which could come up for sale," he said.

First to pitch a proposal were Nancy Krahmer and Megan Quigley who would like to see the CPC recommend \$150,000 toward improved playground facilities at a site between Alden School and the

library extending onto the land now occupied by a baseball diamond.

Krahmer said that town meeting approved \$20,000 last spring to kick off the project. She said the plans would also include a covered structure where story hours and other indoor recreational activities could take place. The new facilities would be handicapped accessible.

Jean Clark noted that the town has "dislocated a lot of playground space. I've heard lots of promises that they would make compensation but..."

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Resident Ann Eldridge asked the committee if there was any plan to approach land-owners of large tracts of open space to see if they would consider selling to the town.

CPC member Art Vautrain, a member of the Conservation Commission, said there is an active file of potentially available parcels and that the town recently closed on three of the 12 on the list.



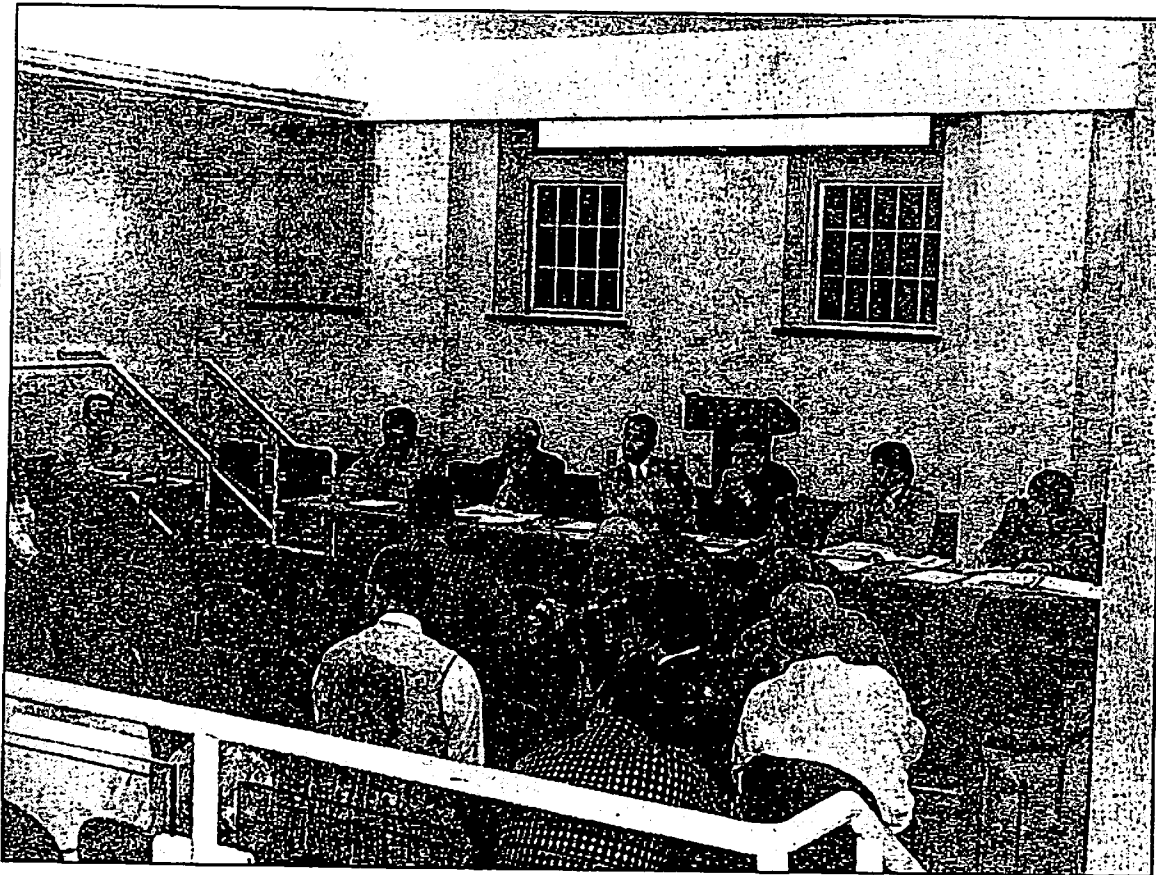
CPC member John Witten explained some of the technicalities of the state's affordable housing quota system.

"If anyone knows of any potential land acquisitions which may come up, they should contact us," he said.

Wildlands Trust and Open Space Committee member Pat Loring said, "There is an ongoing effort to identify parcels," she said. Wildlands Trust of Southeastern Mass. has a list. She said that parcels sometimes take years to acquire and the process involves careful negotiations with landowners and funding sources. She said that negotiations are often done quietly behind the scenes.

Linda Garrity, a member of the town's affordable housing committee, reacted strongly to Loring's statement that things are often kept close to the vest until it's time to acquire a parcel.

"Folks on the ConCom and Wildlands Trust have knowledge of lands which may become available. It is very frustrating to know information is shrouded in secrecy.



About 40 people attended last week's Community Preservation Committee hearing at the Merry Room to solicit ideas for spending an estimated \$1.6 million.

"There is a general sense here that everything (CPA funding) is for open space and everything else but housing," she said, calling it everyone's last priority, Garrity said.

"There is a desperate need for affordable housing in this community. I love open space. But we have a need that has not been addressed in this town."

Open Space Member Dick Rothschild urged the CPC to give weight to the recommendations set forth in the town's Comprehensive Plan.

CPC member George Wadsworth said, "It fits within the plan, more points for it."

Martha Himes of the Historical Commission said her

committee will propose that the CPA dedicate funds toward the preservation of Turkiln Community Center, a structure built in 1871. She said the oldest school building in town, with its Greek revival design, would be a candidate for national register recognition. The estimated cost of the project which was launched by a town meeting approved feasibility study is \$557,000, not including design fees.

Dan Hall proposed the CPA funds be used toward finding another parcel for a second Habitat for Humanity home. "I think we should explore more town land possibilities." He said Habitat is not adverse to renovations either.

Ruth Rowley suggested that the CPC "take it slow" and let the money grow and take a little time to develop a broad plan for such possible uses as aquifer protection and other important impacts.

Alden Ringquist said the Alden Kindred would like CPA assistance in the process of the Alden Museum and historic properties receiving National Register status. He said archaeological work at the original home site behind the middle



Linda Garrity, a member of the town's Affordable Housing Committee expressed the need for housing sites in town.

school, and relocating buildings from Plymouth Plantation were involved in the plan which would involve schoolchildren as well.

Kay Foster suggested the possibility of looking at properties that would have historical as well as housing benefits. For example restoring an historic home through Habitat for Humanity.

CPC member Art Vautrain also noted the combined CPC goals that could be achieved through, for example, purchasing a wetland such a cranberry bog with adjacent upland that could possibly meet a housing need.

McGlinchey said the committee is still wide open for ideas, and urged citizens to obtain application materials from town hall or the library to outline specific project requests.

The committee meets every other Wednesday at 8 AM.

The Committee members told the audience that they also planned to contact other town CPC's to see what types of projects they are considering.

The CPA bylaw was adopted by Duxbury voters by a 2-1 margin in March 2001, imposing a real estate surcharge of three percent which began accruing in July.

The estimated \$825K to be collected in town for fiscal year 2002 will be retained in a separate account and is expected to receive a 100 percent state match under the CPA Act for the first year to be awarded in October 2002.

Under the provisions of the Act, 10 percent of the total funds must be designated to each of the open space, community housing and historic preservation categories and the remaining 70 percent can be allocated at the discretion of the community. CPA uses can include recreation but not as part of the open space requirement and use of the land for a stadium, gymnasium or similar structure is prohibited under the Act.

Duxbury was one of only 31 towns in the Commonwealth to approve the act the first year guaranteeing the maximum state match.

The role of the CPC is to study the needs, possibilities and resources of the town relative to CPA type uses and to make recommendations to town meeting, which is the only body which can approve spending CPA funds.

Members of the selectmen-appointed committee include: McGlinchey and John Witten, members at large; Jody Hall-Historical Commission; George Wadsworth-planning

board; Art Vautrain-Conservation Commission; Dianne Bartlett-housing authority; and Holly Morris-open space committee

McGlinchey said the CPC has held open meetings every



CPC member George Wadsworth, who is the planning board representative, said the goals set forth in the town's Comprehensive Plan will be considered in weighing CPA funding requests.

two weeks since June and has reviewed a number of town committee plans and reports including the Duxbury Com-

prehensive Plan.

The Committee has also gathered input from the Town Planner, Conservation Administrator, Recreation Director, Historical Commission Study Coordinator Director of Duxbury Housing Authority; and Executive Director of South Shore Housing, Inc.

McGlinchey outlined the CPC's recommendation process which takes into consideration the warrant deadline for town meeting, December 2001 for the March 2002 town meeting.

McGlinchey said the CPC goal is to make recommendations that provide long term benefits and value to the town. There is no pressure to just spend the money in any given year. CPA funds not spent are carried forward and are dedicated only to uses allowed by the CPA, he said. There are no funds available until July 2002 unless Town Meeting votes to borrow in anticipation of the CPA funds.